Davidson County DEEDWARR
Recvd: 04/10/07 14:04 2 pgs
Fees:13.00 Taxes:314.50

20070410-0042717

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2007.

Notary Public
My commission expires: July 1

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

08-0703-91054

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Robert N. Jacobs	Bank of America N.A.	083-01-0-126.00
931 Granada Avenue	P.O. Box 45140	
Nashville TN 37206	Jacksonville, FL 32232-5140	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sarah N. Jones, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robert N. Jacobs and wife, Meredith M. McKay,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the easterly 55 feet of the westerly 65 feet of Lot No. 30, on the Plan of Hyronemus Addition, of record in Book 161, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot 30 fronts 55 feet on the northerly side of Granada Avenue (formerly Bailey Avenue) and runs back between parallel lines 168 feet to an alley in the rear.

Being the same property conveyed to Sarah N. Jones by deed from James B. White, Jr. and wife, Glenda Carolyn White, dated July 15, 1968, recorded July 16, 1968, of record in Book 4251, Page 232, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 931 Granada Avenue, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30th day of March, 2007.

Sarah N. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah N. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 30th day of March, 2007.

State of Tennessee at Large

My Commission expires: 7.19.

